DC Admin

From:
Sent: 30 November 2024 18:35
To: DC Admin
Subject: Brookfield House, Upper Denby,Huddersfield, HD8 8UT / Ref:2024/93208

Dear Sirs

Thank you for your letter dated 12 November 2024 regarding prior notification for a change of use from agricultural buildings to 8 dwellings at Brookfield House, Bank Lane, Upper Denby, Huddersfield HD8 8UT.

Please accept this email as my comments and objections to the proposed change of use of the agricultural buildings to 8 the following grounds:

1. Highways/ Access.

The sole means of access to the proposed dwellings is through the centre of the village along Bank Lane which then leads to an unadopted stretch of lane before entering the driveway of the property known as Broomfield.

Bank Lane is a single lane highway and is already used by too many cars and other vehicles. Residents in the houses along Bank Lane in the main do not have drives or parking spaces and park “nose to tail” along much of Bank Lane which makes passing and driving through the village difficult and the traffic generated by an extra 8 dwellings would put unsustainable pressure on the use of Bank Lane by residents, emergency services vehicles and bin lorries.

Bank Lane narrows further after Greenfield Close and there are no pavements once you get past Rock House and the pair of semi detached properties on the same side.

There is a public footpath leading off Bank Lane behind the houses at Lemonacre which is currently overgrown but remains a public right of way.

This stretch of Bank Lane is poorly lit and there are no pavements or street lights from the end of Bank Lane where it meets the unadopted section of the lane leading to Broomfield.

Residents and visitors to the village walk up and down Bank Lane and the unadopted section leading to Broomfield as well as the lane leading to the 3 houses at Lemonacre.

The extra vehicular traffic from construction vehicles during the conversion of the buildings as well as from the 8 dwellings once completed would not only cause major disruption and prevent a free flow of traffic but also be unsafe and fundamentally change the nature and use of this part of the village as a result.

My concerns on safety grounds are not just the additional risks to pedestrians and increased risk of accidents but also I am concerned about reduced accessibility for emergency services vehicles particularly with an ageing population and the fact that a number of existing residents are elderly.

The only way I can see that this could be mitigated would be by upgrading Bank Lane and the unadopted section from the end of Bank Lane to Broomfield but without additional land becoming available I cannot see how this could be realistically achieved.

If the dwellings are made permanently “car free” by restrictions though a planning agreement or similar legal mechanism then this may be less of an issue.

2. Drainage / Flood Risk

Will the existing drainage systems will be sufficient to serve an additional 8 dwellings?

Surface water already collects and runs long the private section of the lane from the end of Bank Lane to the driveway at Broomfield and I am concerned that additional housing would potentially lead to surface water flooding.

3. Environmental Concerns

The agricultural buildings back on to a wood and are surrounded by fields with Broomfield being on the outer extremity of the village which is also In a conservation area. I am concerned about the effects that 8 additional dwellings would have on the bio diversity and habitats of local wild life including bats, badgers owls and other species.

4. Type of dwellings

There is a shortage of affordable family homes in the village and this would not be addressed by this proposal. Furthermore if the proposed dwellings are to be used as air b n bs and similar accommodation this would further erode the cultural life of the village.

5. Pressure on local services and facilities

The village school is small and there is very little public transport provision which means an increased use of private motor vehicles which would be brought about by this proposal would lead to the problems identified at point 1 above and additional environmental concerns as well. The village has no shops, doctors or other facilities.

6. Creeping development

I am concerned that this proposal if it goes ahead this may ultimately lead to further development on the extremities of the village changing the village for ever.

In my view this proposal should not be allowed to go ahead.

My address is not to be made public and is to remain confidential please.

Kind regards